

81-66-1
#28

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stuart & Sharon Friedman, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1-202.3.5.1 To permit a rear yard setback of 25' instead of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Need additional living space in house
2. House is too small.
3. Would like to make house more attractive.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE Oct 16, 1980
ORDER RECEIVED FOR FILING
AP
81-66-1
#28

Contract purchaser _____
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

Legal Owner
Address: 4123 Lowell Drive, Balto. 21208
436-0771 or 685-1938

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 5th _____ day

of _____ August _____ 19 80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 7th _____ day of _____ October _____, 1980, at 9:30 o'clock _____ A. M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

September 16, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #28, Zoning Advisory Committee Meeting, August 5, 1980, are as follows:

Property Owner: Stuart and Sharon Friedman
Location: SW/S Lowell Drive 225' N/E of Plymouth Road
Acres: 51.37/50.29 X 21/94.83
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning & Development

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 25, 1980

COUNTY OFFICE BLDG.
1111 West Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Stuart Friedman
4103 Lowell Drive
Baltimore, Maryland 21208

RE: Item No. 28
Petitioner - Stuart Friedman, et ux
Variance Petition

Dear Mr. & Mrs. Friedman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclos: 1



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 18, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #28 (1980-1981)
Property Owner: Stuart & Sharon Friedman
S/WS Lowell Drive 225' N/E of Plymouth Road
Acres: 51.37/50.29 x 101.21/94.83
District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There are no fire hydrants along Lowell Drive.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 28 (1980-1981).

Very truly yours,

[Signature]
ELLSWORTH W. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:es

cc: W. Mutchel

O-SW Key Sheet
25 NW 19 Pos. Sheet
NW 7 E Topo
78 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

September 10, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #28 Zoning Advisory Committee meeting of August 5, 1980, are as follows:

Property Owner: Stuart & Sharon Friedman
Location: SW/S Lowell Drive 225' N/E of Plymouth Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a rear yard setback of 25' in lieu of the required 30'.
Acres: 51.37/50.29 X 101.21/94.83
District: 3rd

Metropolitan water and sewer exist, therefore, the proposed addition should not pose any health hazards.

Very truly yours,

[Signature]
Ian J. Farrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/bw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 14, 1980
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Meeting - August 5, 1980

ITEM NO. 27 See Comment
ITEM NO. 28 Standard Comment
ITEM NO. 29 See Comment
ITEM NO. 30 See Comment

[Signature]
Charles E. Burnham
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 4, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 5, 1980

RE: Item No: 27, 28, 29, 30
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of October, 1980, that the herein Petition for Variance(s) to permit a rear yard setback of twenty-five feet in lieu of the required thirty feet, for the expressed purpose of constructing additional habital space to the existing dwelling, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The existing garage shall be razed.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Lowell Drive, 225'
NE of Plymouth Rd., 3rd District : OF BALTIMORE COUNTY
STUART FRIEDMAN, et ux,
Petitioners : Case No. 81-66-A
: : : : :
: : : : :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

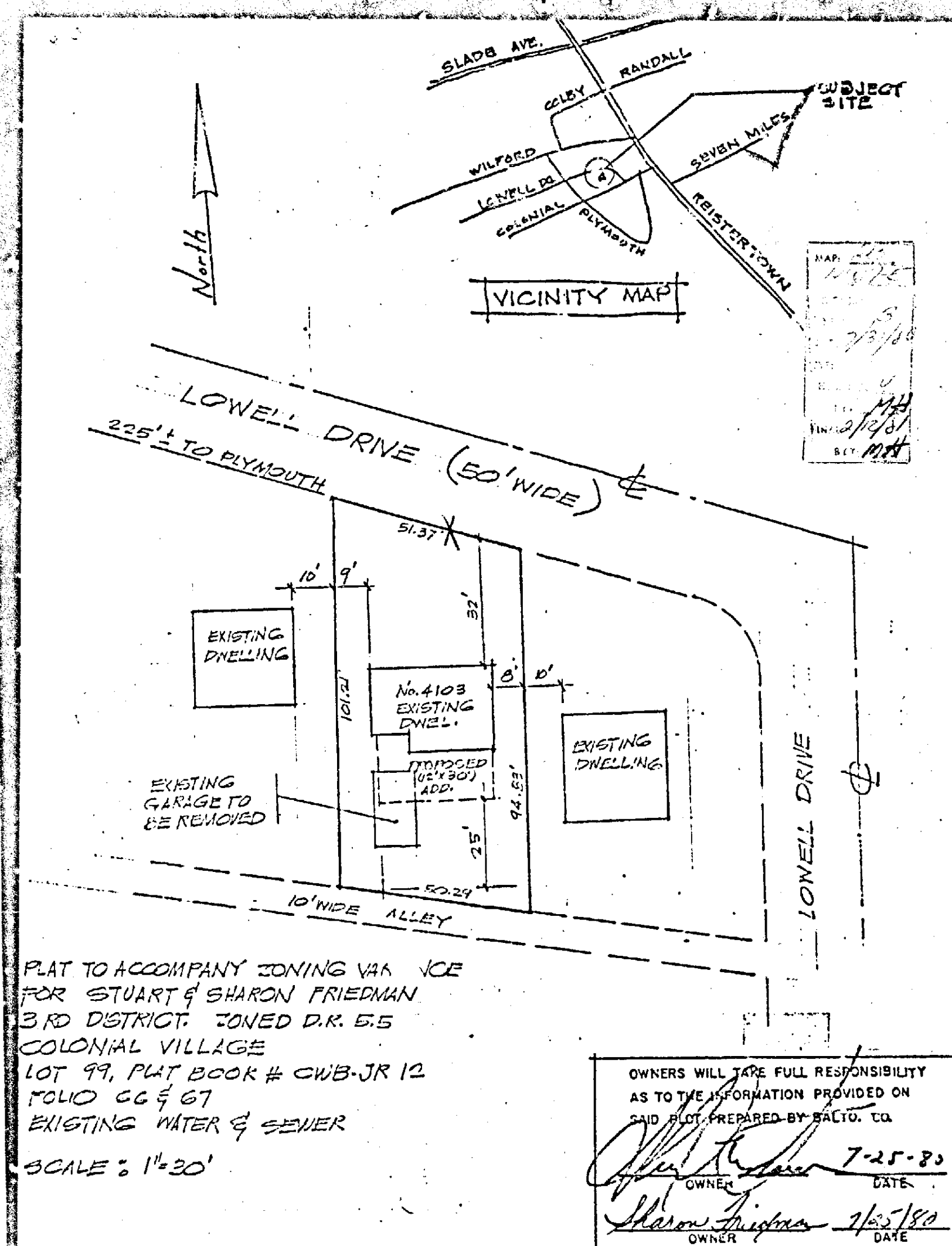
Pursuant to the authority contained in Section 5'4.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of September, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Stuart Friedman, 4103 Lowell Drive, Baltimore, Maryland 21208, Petitioners.

John W. Hession, III
John W. Hession, III



PLAT TO ACCOMPANY ZONING VARIANCE
FOR STUART & SHARON FRIEDMAN
3RD DISTRICT, ZONED D.R. 5.5
COLONIAL VILLAGE
LOT 99, PLAT BOOK # CWB-JR 12
FOLIO 66 & 67
EXISTING WATER & SEWER
SCALE: 1"=30'

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLAT PREPARED BY BALTO. CO.
John W. Hession, III 7-25-80
OWNER DATE
Sharon Friedman 7-25-80
OWNER DATE

October 16, 1980

Mr. & Mrs. Stuart Friedman
4103 Lowell Drive
Baltimore, Maryland 21208

RE: Petition for Variance
SW/S of Lowell Drive, 225' NE of
Plymouth Road - 3rd Election
District
Stuart Friedman, et ux - Petitioners
NO. 81-66-A (Item No. 28)

Dear Mr. & Mrs. Friedman:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE *October 16, 1980*
BY *John W. Hession, III*
ADMINISTRATIVE SERVICES

Stephen E. Collins
baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
13011 494-3550
STEPHEN E. COLLINS
DIRECTOR

August 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 27 and 28 of the Zoning Advisory Committee Meeting of August 5, 1980.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hm

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE 3RD DISTRICT
LOWELL DRIVE
was inserted in the following:

- ☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 19th day of SEPTEMBER 1980 that is to say, the same was inserted in the issues of

9/18/80

COLUMBIA PUBLISHING CORP.
By *Nancy K. Roberts*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY
Plaintiff
vs.
Defendant
CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3550
WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 23, 1980

Mr. & Mrs. Stuart Friedman
4103 Lowell Drive
Baltimore, Maryland 21208

RE: Petition for Variance
SW/S Lowell Drive, 225' NE
of Plymouth Rd
Case No. 81-66-A

Dear Mr. & Mrs. Friedman:

This is to advise you that \$36.80 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

September 10, 1980

Mr. & Mrs. Stuart Friedman
4103 Lowell Drive
Baltimore, Maryland 21208

NOTICE OF HEARING

RE: Petition for Variance - SW/S Lowell Drive, 225' NE of
Plymouth Road - Case No. 81-66-A

TIME: 9:30 A.M.

DATE: Tuesday, October 7, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: September 17, 1980
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 81-66-A Item 28

Petition for Variance for rear yard setback
Southwest side of Lowell Drive, 225 feet Northeast of Plymouth Road
Petitioner- Stuart Friedman, et ux

Third District

HEARING: Tuesday, October 7, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

ZONING DESCRIPTION

Beginning on the Southwest side of Lowell Dr. at a distance of 225' measured along the Southwest side, from the Northeast side of Plymouth Road. Being lot 99, recorded in the land records of Baltimore County in the plat of Colonial Village Liber 12, Folio 66 and 67. Third Election District.

PETITION FOR VARIANCE

3rd District

ZONING: Petition for Variance for rear yard setback
LOCATION: Southwest side of Lowell Drive, 225 feet Northeast of Plymouth Road
DATE & TIME: Tuesday, October 7, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 25 feet in lieu of the required 30 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3.C.1 - rear yard setbacks

All that parcel of land in the Third District of Baltimore County

Being the property of Stuart Friedman, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, October 7, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: SEPT. 19, 1980
Posted for: PETITION FOR VARIANCE
Petitioner: STUART FRIEDMAN, ET UX
Location of property: SW/S LOWELL DRIVE, 225' NE OF PLYMOUTH ROAD
Location of Signs: FRONT 4103 LOWELL DRIVE
Remarks: *Sharon E. Friedman*
Posted by: *Sharon E. Friedman* Date of return: SEPT. 26, 1980
Number of Signs: ONE

PETITION FOR VARIANCE
3rd DISTRICT

ZONING: Petition for Variance for rear yard setback
LOCATION: Southwest side of Lowell Drive, 225 feet Northeast of Plymouth Road
DATE & TIME: Tuesday, October 7, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit a rear yard setback of 25 feet in lieu of the required 30 feet
The Zoning Regulation to be excepted as follows:
Section 1802.3.C.1 - rear yard setbacks

All that parcel of land in the Third District of Baltimore County Beginning on the Southwest side of Lowell Dr. at a distance of 225' measured along the Southwest side, from the Northeast side of Plymouth Road. Being Lot 99, recorded in the land records of Baltimore County in the plat of Colonial Village, Liber 12, Folio 66 and 67. Third Election District.

Being the property of Stuart Friedman et ux, as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, October 7, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Sept. 18

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on one time~~ of one time ~~before the 7th~~ before the 7th day of October, 1980, the first publication appearing on the 10th day of September, 1980.

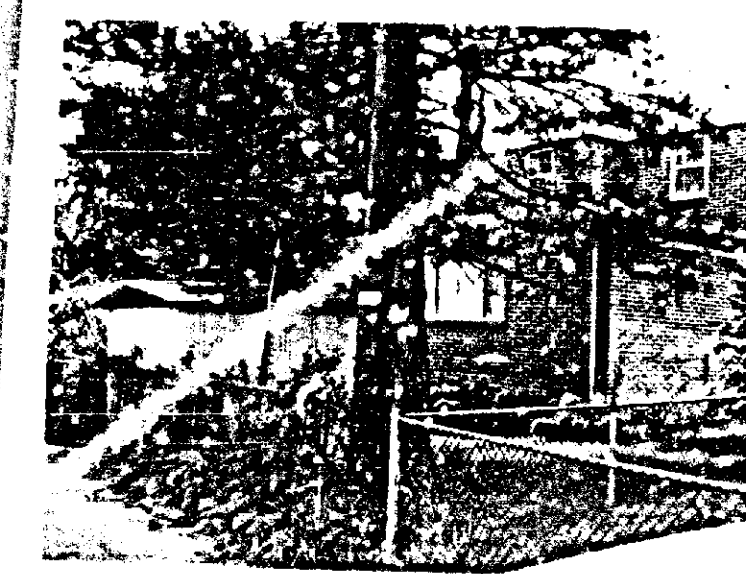
THE JEFFERSONIAN,
L. Frank Shuster
Manager.

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W.E.H.</i>										
Previous case:										

Item # 28



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 5th day of August, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Stuart Friedman, et ux

Petitioner's Attorney: _____ Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 25 day of July, 1980.*

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner: Stuart Friedman Submitted by: Same

Petitioner's Attorney: _____ Reviewed by: *W.E.H.*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 091731

DATE: 9/10/80 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: Sharon Friedman
FOR: Filing Fee for Case No. 81-66-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 091785

DATE: October 7, 1980 ACCOUNT: 01-662
AMOUNT: \$36.80
RECEIVED FROM: Stuart M. Friedman
FOR: Adv. & Posting for Case No. 81-66-A

VALIDATION OR SIGNATURE OF CASHIER